

**CITY OF COSTA MESA  
OFFICIAL PUBLIC NOTICE**

THE COSTA MESA PLANNING COMMISSION WILL  
HOLD A PUBLIC HEARING TO CONSIDER THE  
FOLLOWING CITY-INITIATED APPLICATIONS FOR A  
33-ACRE PROPERTY AT 14850 SUNFLOWER AVENUE  
IN THE URBAN CENTER COMMERCIAL DESIGNATION  
AND PLANNED DEVELOPMENT COMMERCIAL (PDC)  
ZONE:

(1) **General Plan Amendment GP-11-02** to amend the Land Use Element of the City's 2000 General Plan related to Sakioka Lot 2 in the Urban Center Commercial land use designation. The proposed amendment will include changes involving the maximum allowable building square footage, floor area ratios, and residential density for the property. No changes in the existing trip budget allocations or development agreement are proposed.

(2) **North Costa Mesa Specific Plan Amendment SP-11-01** to amend Area 8, Sakioka Lot 2, of the Specific Plan to provide development flexibility related to the development and density standards described above. No changes to the existing trip budget allocations or development agreement are proposed.

Final action on these items is required by the City Council.  
Environmental Determination: Categorical Exemption

These public hearings will be held as follows:

**DATE:** Monday, October 10, 2011

**TIME:** 6:00 p.m. or as soon as possible thereafter

**PLACE:** City Council Chambers at City Hall  
77 Fair Drive, Costa Mesa, California

Public comments in either oral or written form may be presented during the public hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

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